Scenic Brook Plaza, 8313 W. US 290 Hwy., Austin, TX 78737













Available For Pre-Lease:

1,200 SF and up to 7,000 SF contiguous space available
Delivery in **Q4** 2026

For More Information Contact:

Ryder Jeanes *or* **Ben Nudelman**

rjeanes@cldrealty.com bnudelman@cldrealty.com

- Now leasing to restaurants, retailers, service and other users, great end-caps with potential large patio areas available
- Convenient direct off/on Hwy 290 (Oak Hill Parkway at Scenic Brook Drive) for AM traffic pattern
- Oak Hill Parkway TXDOT work complete late 2026
- Easily accessible from westbound Hwy 290 with "Texas Turnaround" for continuous flow and lighted intersection
- Closest available retail option to new HEB at 1826 & 290, about 1/2 mile to the east.
- Pylon Signage on Hwy 290

TRAFFIC COUNTS :

US 290 54,068 VPD

	1 mile	3 mile	5 mile
Population	6,832	46,476	100,246
Daytime	1,378	19,573	39,263
Avg. HH Income	$170,607	$195,264	$203,244

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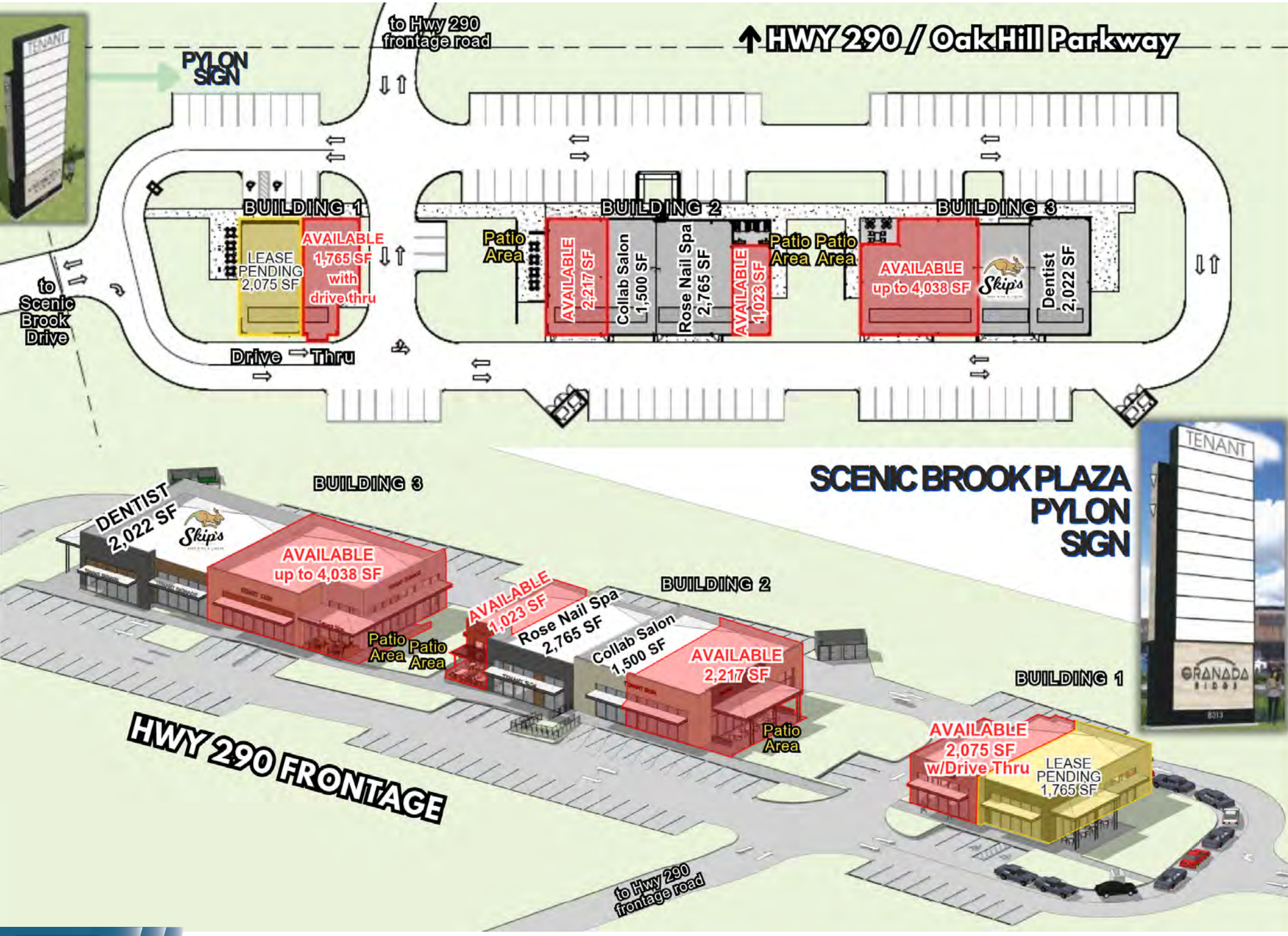

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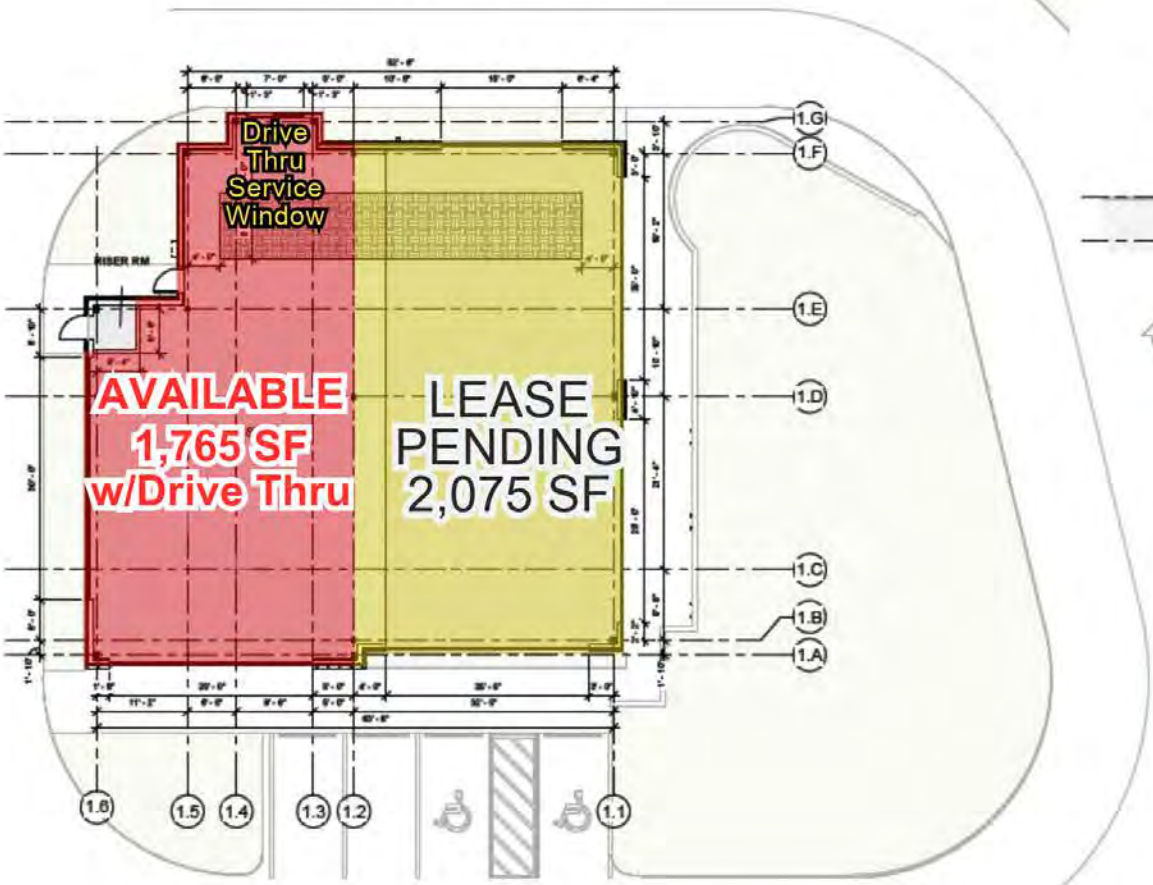
North Elevation



West Elevation



South Elevation



BUILDING 1



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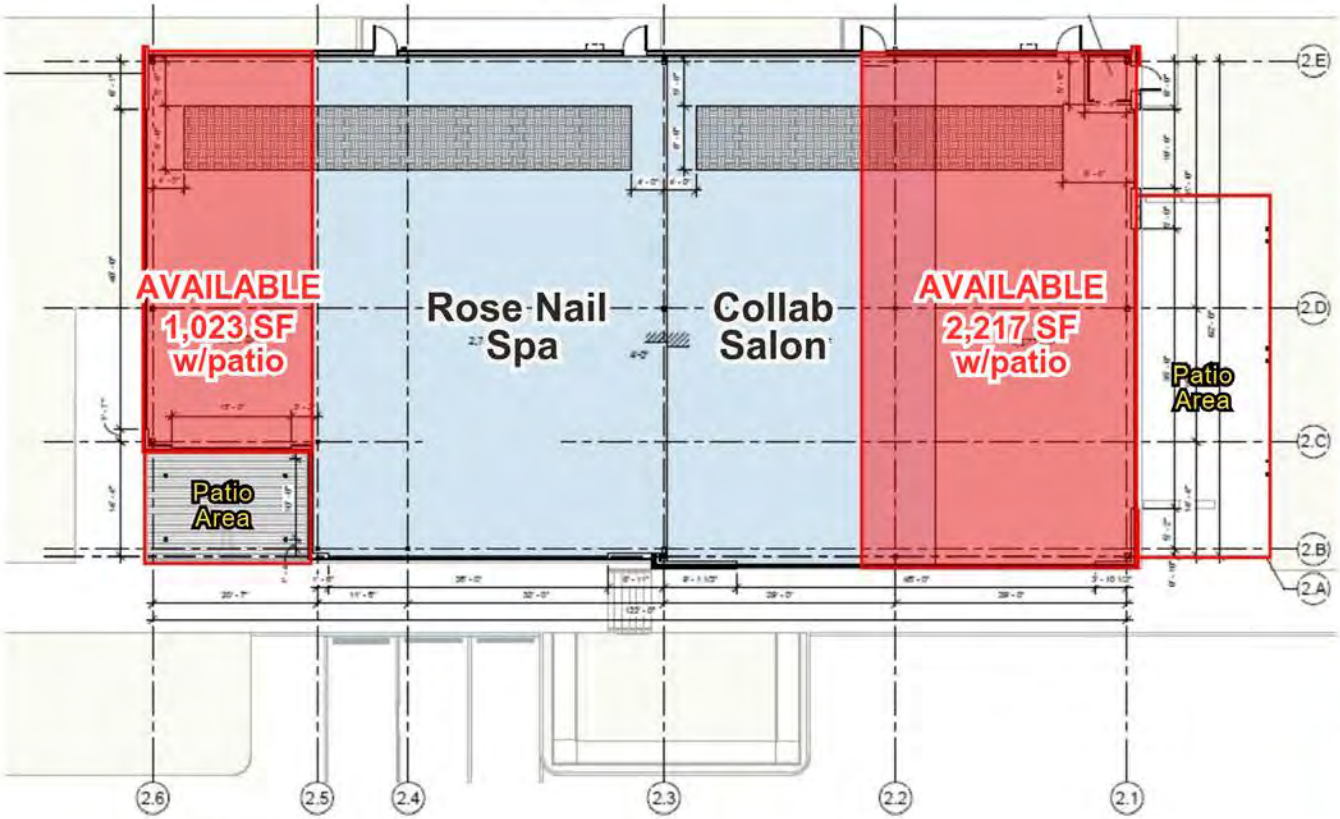

BUILDING 2





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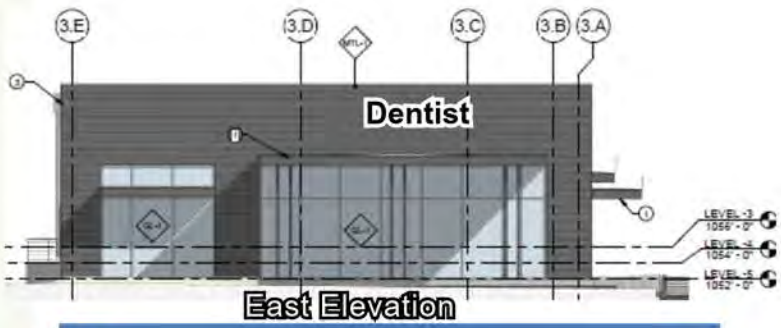
North Elevation



West Elevation



BUILDING 3



East Elevation



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
• A BROKER is responsible for all brokerage actives, including acts performed by sales agents sponsored by the broker.
• A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
• Put the interests of the client above all others, including the broker's own interests;
• Inform the client of any material information on about the property or transaction received by the broker;
• Answer the client's questions and present any offer to or counter-offer from the client; and
• Treat all par es to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the par es the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
• Must treat all par es to the transaction impartially and fairly;
• May, with the par es' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
• Must not, unless specifically authorized in writing to do so by the party, disclose:
° that the owner will accept a price less than the written asking price;
° that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
° any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
• The broker's duties and responsibilities to you, and your obligations under the representation agreement.
• Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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